

Unit 1 & 2, 53 ERBACHER ROAD, NAMBOUR, QLD 4560



Owner Details

Owner Name(s): SALT AIR SUPER PTY LTD (TTE)
 Owner Address: N/A
 Phone(s): 0418 385 486 (GORTON)

Owner Type: Owner Occupied

Property Details

6 4 4

Property Type: Unit - Freehold [Issuing]
 RPD: L4 RP111727
 Valuation Amount: \$237,500 - Site Value on 30/06/2022
 Valuation Amount: \$215,000 - Site Value on 30/06/2019
 Land Use: MULTI UNIT DWELLING (FLATS)
 Zoning:
 Council: SUNSHINE COAST (MAROOCHY)
 Features: Study

Area: 809 m²
 Area \$/m²: \$470
 Water/Sewerage:
 Property ID: 1380198 / QLD291690
 UBD Ref: UBD Ref: 066 D3

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 380,000	24/12/2015	COX; COX	809 m ²	Normal Sale	No
\$ 106,000	09/12/1999	CRICK	807 m ²	Normal Sale	No
\$ 78,000	23/02/1989	VENDOR NOT RECORDED	807 m ²	Normal Sale	No

Nearby Comparable Rental Properties

There are 11 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is \$420 and the highest for rent price is \$595 with a median rental price of \$550. Days listed ranges from 6 to 60 days with the average currently at 21 days for these selected properties.

8 HONEYBEE LANE, BURNSIDE 4560

UBD Ref: Sunshine Coast - 065 R2



Property Type: Unit
Area: 142 m²
RPD: L2 SP297921

Features:

Current Rent Price: **\$580 per week**
First Rent Price: **\$580 per week**
Month Listed: **November 2023* (Rented)**
Days on Market: **17 Days**

14/39 FAIRMEADOW RD, NAMBOUR 4560

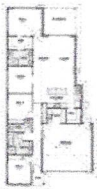


Property Type: Unit
Area:
RPD:

Features:

Current Rent Price: **\$550 per week**
First Rent Price: **\$550**
Month Listed: **October 2023* (Rented)**
Days on Market: **13 Days**

199A COES CREEK RD, COES CREEK 4560



Property Type: Unit
Area:
RPD:

Features:

Current Rent Price: **\$528 per week**
First Rent Price: **\$528 per week**
Month Listed: **October 2023* (Rented)**
Days on Market: **14 Days**

199B COES CREEK RD, COES CREEK 4560



Property Type: Unit
Area:
RPD:

Features:

Current Rent Price: **\$488 per week**
First Rent Price: **\$488 per week**
Month Listed: **October 2023* (Rented)**
Days on Market: **14 Days**

1/7 HORIZONS WAY, WOOMBYE 4559



Property Type: Unit
Area:
RPD:

Features:

Current Rent Price: **\$550 per week**
First Rent Price: **\$550 per week**
Month Listed: **October 2023* (Rented)**
Days on Market: **6 Days**

1/69 PERWILLOWEN RD, NAMBOUR 4560

 3  2  1



Property Type: Unit
Area:
RPD:

Features:

Current Rent Price: **\$585 per week including**
First Rent Price: **\$585 per week including water**
Month Listed: **July 2023* (Rented)**
Days on Market: **9 Days**

1/31 NETHERTON ST, NAMBOUR 4560

 3  1  1



Property Type: Unit
Area:
RPD:

Features:

Current Rent Price: **\$530 per week**
First Rent Price: **\$530 per week**
Month Listed: **July 2023* (Rented)**
Days on Market: **35 Days**

1/13- JEANETTE AVE, NAMBOUR 4560

 3  2  1



Property Type: Unit
Area:
RPD:

Features:

Current Rent Price: **\$580 Per week**
First Rent Price: **\$595 Per week**
Month Listed: **May 2023* (Rented)**
Days on Market: **33 Days**

1/62 ELIZABETH ST, NAMBOUR 4560

UBD Ref: Sunshine Coast - 066 C2

 3  2  2



Property Type: Unit
Area: 810 m²
RPD: L204 SP311276

Features: IMPROVEMENTS: DISHWASHER, PETS ALLOWED

Current Rent Price: **\$595**
First Rent Price: **\$650**
Month Listed: **May 2023* (Rented)**
Days on Market: **60 Days**

3/9 LAMINGTON TCE, NAMBOUR 4560

UBD Ref: Sunshine Coast - 056 E20

 3  1  2



Property Type: Unit
Area: 111 m²
RPD: L3 BUP1570:PAR MOOLOOLAH

Features:

Current Rent Price: **\$520 per week**
First Rent Price: **\$540 per week**
Month Listed: **April 2023* (Rented)**
Days on Market: **19 Days**

5/51 ARUNDELL AVE, NAMBOUR 4560

UBD Ref: Sunshine Coast - 056 C20



3



1



1



Property Type: Unit
Area: 77 m² (77 m²)
RPD: L5 BUP9528:PAR MOOLOOLAH

• Features:

Current Rent Price: **\$420.00 per week**
First Rent Price: **\$420.00 per week**
Month Listed: **April 2023* (Rented)**
Days on Market: **21 Days**

Nearby Comparable For Sale Properties

There are 5 properties selected within the radius of 500.0m from the focus property. The lowest for sale price is \$800,000 and the highest for sale price is \$890,000 with a median sale price of \$828,562. Days listed ranges from 9 to 123 days with the average currently at 80 days for these selected properties.

3 EVA CRT, NAMBOUR 4560

UBD Ref: Sunshine Coast - 056 J17
Distance from Property: 2.1km



Property Type: House
Area: 749 m²
RPD: L6 SP292030

Features:

Current List Price: Offers Over \$890,000
First List Price: Offers Over \$890,000 Considered
Date Listed: 03/11/2023 Days Listed: 43 Days
Listed Price Change:

NAMBOUR MAPLETON RD, NAMBOUR 4560



Property Type: House
Area: 931 m² (170 m²)
RPD:

Features:

Current List Price: \$869,990.00 Dual Key
First List Price: \$869,990.00 Dual Key Investment
Date Listed: 29/08/2023 Days Listed: 109 Days
Listed Price Change:

NAMBOUR 4560



Property Type: House
Area: 931 m² (170 m²)
RPD:

Features:

Current List Price: \$869,990
First List Price: \$869,990
Date Listed: 22/08/2023 Days Listed: 116 Days
Listed Price Change:

81-83 CORONATION AVE, NAMBOUR 4560

UBD Ref: Sunshine Coast - 056 G14
Distance from Property: 2.4km



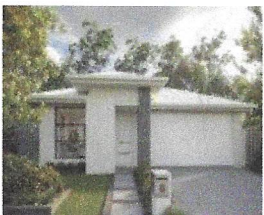
Property Type: House
Area: 832 m²
RPD: L24-25 RP40851

Features: BUILD YR: 1988, ROOF TYPE: COLOURBOND, STOREYS: 2, HIGHSET, QUEENSLANDER, DECK, STUDY, VERANDAH/DECK, MAIN ROOMS: 6

Current List Price: Auction
First List Price: Auction
Date Listed: 07/12/2023 Days Listed: 9 Days
Listed Price Change:

21 BAILEY ST, NAMBOUR 4560

UBD Ref: Sunshine Coast - 055 R13
Distance from Property: 2.8km



Property Type: Unit
Area: 802 m² (310 m²)
RPD: L17 RP840242

Features:

Current List Price: Outstanding Duplex
First List Price:
Date Listed: 14/08/2023 Days Listed: 123 Days
Listed Price Change:

Prepared on 15/12/2023 by 4551 Property Group. © Property Data Solutions Pty Ltd 2023 (pricefinder.com.au)

The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) December/2023. Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines and Energy) 2023. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au.

Nearby Comparable Sold Properties

There are 6 sold properties selected within the suburb of NAMBOUR. The lowest sale price is \$800,000 and the highest sale price is \$900,000 with a median sale price of \$857,500. Days listed ranges from 14 to 287 days with the average currently at 103 days for these selected properties.

38 CARTER RD, NAMBOUR, QLD 4560

UBD Ref: Sunshine Coast - 056 A18
Distance from Property: 1.6km  5  2  2



Property Type: House
Area: 759 m²
Area \$/m²: \$1,054
RPD: L2 RP63935

Sale Price: \$800,000 (Normal Sale)
Sale Date: 05/10/2023 Days to Sell: 14 Days
Last Price: Offers over \$799,000. Chg %:
First Price: Offers over \$799,000. Chg %:

Features: BUILD YR: 2018, HIGHSET, CONTEMPORARY, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY

12 CREEKSIDE CCT, NAMBOUR, QLD 4560

Distance from Property: 1.7km  5  3  2



Property Type: Unit
Area:
Area \$/m²:
RPD:

Sale Price: \$900,000 (Agents Advice - Sale)
Sale Date: 04/09/2023 Days to Sell: 38 Days
Last Price: UNDER CONTRACT Chg %:
First Price: Offers over \$850,000 Chg %:

Features:

11 WILLOWOOD CRES, NAMBOUR, QLD 4560

Distance from Property: 1.7km  5  3  2



Property Type: House
Area:
Area \$/m²:
RPD:

Sale Price: \$890,000 (Agents Advice - Sale)
Sale Date: 25/08/2023 Days to Sell: 169 Days
Last Price: \$899,000 (Under Offer) Chg %: **-1.0%**
First Price: \$899,000 + (Under Chg %: **-1.0%**

Features:

11 WILLOWOOD CRES, NAMBOUR, QLD 4560

UBD Ref: Sunshine Coast - 055 M12
Distance from Property: 3.3km  5  3  2






Property Type: House
Area: 601 m²
Area \$/m²: \$1,481
RPD: L134 SP302154

Sale Price: \$890,000 (Normal Sale)
Sale Date: 19/07/2023 Days to Sell: 287 Days
Last Price: \$899,000 Chg %:
First Price: \$950,000 Chg %: **-6.3%**

Features: STUDY

5 ESTHER PL, NAMBOUR, QLD 4560

UBD Ref: Sunshine Coast - 056 J16
Distance from Property: 2.2km  5  3  2



Property Type: House
Area: 641 m²
Area \$/m²: \$1,264
RPD: L15 SP292030

Sale Price: \$810,200 (Normal Sale)
Sale Date: 16/08/2022 Days to Sell: 19 Days
Last Price: For Sale Chg %:
First Price: For Sale Chg %:

Features: BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS, PETS ALLOWED

Prepared on 15/12/2023 by 4551 Property Group. © Property Data Solutions Pty Ltd 2023 (pricefinder.com.au)

The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) December/2023. Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines and Energy) 2023. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au.

4 MARTHA PL, NAMBOUR, QLD 4560

UBD Ref: Sunshine Coast - 056 J16
Distance from Property: 2.2km



6



3



2



Property Type: House
Area: 600 m²
Area \$/m²: \$1,375
RPD: L30 SP292030

Sale Price: \$825,000 (Normal Sale)

Sale Date: 08/09/2022 Days to Sell: **93 Days**

Last Price: OFFERS OVER \$825,000 Chg %:

First Price: \$900,000

Chg %: **-8.3%**

Features: FULLY FENCED, IMPROVEMENTS: DISHWASHER, SECURE PARKING

Unit 1 & 2, 53 ERBACHER ROAD, NAMBOUR, QLD 4560



Appraisal Price

This market analysis has been prepared on 15/12/2023 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$840,000 to \$860,000

\$540pw to \$560pw

Yield Estimate: 3.3% to 3.4%